

HAWAII ADMINISTRATIVE RULES

TITLE 17

DEPARTMENT OF HUMAN SERVICES

SUBTITLE 5

HOUSING AND COMMUNITY DEVELOPMENT CORPORATION
OF HAWAII

CHAPTER 2030

EVICTIION AND BAR TO PARTICIPATION PROCEDURE [~~—HMLS~~]
FOR HOMELESS FACILITIES

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Historical note: Chapter 2030 of Title 17,
Hawaii Administrative Rules, is based substantially
upon Chapter 192 of Title 15, Hawaii Administrative
Rules. [Eff 10/25/99; R]

SUBCHAPTER 1

GENERAL PROVISIONS

§17-2030-1 Purpose. These rules shall govern
the procedures for the following actions in homeless
facilities that are owned or operated by the housing
and community development corporation of Hawaii or
that are operated by a facility operator receiving a
homeless shelter stipend pursuant to section 201G-464,
HRS:

- (1) Terminating the residency of a homeless
family or individual occupying any unit in a
homeless facility; or
- (2) Barring a homeless family or individual from
participating further in a homeless
facility. [Eff] (Auth: HRS
§201G-452(b)) (Imp: HRS §201G-452)

§17-2030-2 Definitions. As used in this chapter:

"Corporation" means the housing and community development corporation of Hawaii.

"Dependent" means a member of a household, other than the head or spouse, who is related by blood or adoption and including foster children and hanai children, who is under nineteen years of age; disabled; or physically-challenged.

"Facility operator" means an organization managing or operating a homeless facility pursuant to the stipend program and may include the corporation or a provider agency.

"Family" means:

- (1) Two or more persons who live or intent to live together as a unit, one of whom is a dependent, under nineteen years of age, related by blood, marriage, or operation of law, including foster children and hanai children; or
- (2) A person who is pregnant or in the process of securing legal custody of a minor child or children, and who has reached the age of majority or is otherwise emancipated.

"Government record" means information maintained by an agency in written, auditory, visual, electronic, or other physical form as defined in section 92F-3, HRS.

"Hanai child" means a person, under nineteen years of age, for whom an applicant provides food, nourishment, and support and who is known among friends, relatives, and the community as the applicant's child.

"Hearings officer" means any person, or panel of persons, duly appointed and authorized by the facility operator to hold a hearing for the purpose of taking evidence or oral argument and making a decision in any matter concerning participants before the facility operator.

"House rules" means rules which provide for the internal management of a homeless facility and which participants are required to follow.

"HRS" means the Hawaii Revised Statutes.

"Notice of cause" means a notice by the facility operator to evict a participant, or to bar a homeless family or individual from further participation in a homeless facility.

"Participant" means a family or individual that is determined eligible for and receives shelter or services in any program for the homeless pursuant to chapter 17-2026.

"Party" means the facility operator, if named, permitted, or entitled as of right to participate in a proceeding; a provider agency; a participant; each person named in a proceeding; or any person, permitted or entitled as of right to participate in a proceeding before the hearings officer, in the capacity of a petitioner, claimant, respondent, intervenor, or in a capacity other than that of a witness.

"Person" means an individual, partnership, corporation, association through a representative, or public or private organization of any character.

"Proceeding" refers to any matter brought before the hearings officer to evict a participant or to bar a participant from further participation in a homeless facility.

"Respondent" means the party who contests or controverts a proceeding.

"Social services agreement" means the agreement signed between a facility operator and a participant which outlines specific terms and conditions the participant must satisfy in order to continue participation in the program. [Eff _____]
(Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

§17-2030-3 Service of process. (a) A notice of cause issued for the purpose of this chapter shall be served as follows:

- (1) By personal service by a person authorized by the facility operator:

- (A) Upon a person other than a dependent or an incompetent person in the following manner:
 - (i) By delivering the notice personally or, in the case the party cannot be found, by leaving copies at the party's dwelling unit or usual place of abode with some person of suitable age and discretion then residing therein; or
 - (ii) By delivering the notice to an agent authorized by appointment or by law to receive service;
 - (B) Upon a dependent, by delivering the notice personally to the guardian of the dependent's property, or if there is no guardian or if service cannot be made upon the guardian, then as provided by order of the hearings officer; and also to the dependent if the dependent is older than fifteen years of age; or
 - (C) Upon an incompetent person, by delivering the notice personally to the guardian of the person's property, or if service cannot be made upon the guardian, then as provided by order of the hearings officer; and also to the incompetent person, unless the hearings officer otherwise orders;
- (2) By mailing the notice to any party at the party's last known address by certified or registered mail, return receipt requested; or
 - (3) If any person cannot be served with process, and the facts shall appear by affidavit or otherwise to the satisfaction of the hearings officer, service as to the person pursuant to order of the hearings officer shall include leaving a copy of the notice affixed in a conspicuous place upon the person's dwelling unit.

(b) Every document subsequent to the original notice of cause shall be served on the parties as follows:

- (1) When service is required to be made upon a party represented by an attorney, the service shall be made upon the attorney; and
- (2) Service upon an attorney or upon a party shall be made by a person authorized by the facility operator by delivering a copy or by mailing it by first class mail, postage prepaid, to the attorney's last known address. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

§17-2030-4 Time. In computing any period of time prescribed or ordered by these rules, the day of the act, event, or default from which the designated period of time begins to run is not to be included. The last day of the period so computed is to be included, unless it is a Saturday, Sunday, or a legal holiday, in which event the period runs until the end of the next day which is not a Saturday, Sunday, or a legal holiday. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS § 201G-452)

§17-2030-5 Hearings officer. The hearings officer:

- (1) Shall not be an operating staff member of a homeless facility;
- (2) May be an executive officer or board member of a facility operator or a designated representative of the facility operator; and
- (3) Shall be a person other than the person (or a subordinate of that person) who made or approved the issuance of a notice of cause. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

SUBCHAPTER 2

COMMENCEMENT OF ACTION

§17-2030-11 Notice of cause. (a) Any proceeding initiated by a facility operator to evict a participant from a dwelling unit in a homeless facility or to bar a homeless family or individual from further participation in a homeless facility shall be commenced by filing a notice of cause, a copy of which is attached as Exhibit A, entitled "Notice of Cause", dated _____, and located at the end of this chapter. The notice of cause shall be served on a participant or person.

(b) The notice of cause shall be in writing.

(c) The notice of cause shall contain, but not be limited to, the following:

- (1) A clear statement of the reason for eviction or for being barred from further participation;
- (2) The specific date and time at which assistance will cease and the participant will be required to vacate the premises;
- (3) The right of the participant to review the decision and request a hearing;
- (4) Instructions on how the participant may evoke a proceeding;
- (5) The right of the participant to review the participant's records; and
- (6) The right of the participant to be represented by an attorney or have counsel at a hearing. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

§17-2030-12 Request for hearing. (a) The request for hearing by the participant shall be in writing and filed with the facility operator or hearings officer within ten calendar days after service of the notice of cause.

(b) The facility operator may set response time limits that are not less than three calendar days and not more than ten days to ensure timely proceedings. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS § 201G-452)

§17-2030-13 Failure to respond. If a participant or person who has been served a notice of cause fails to respond and request a hearing with the facility operator or hearings officer, then the facility operator may enter a default judgment, a copy of which is attached as Exhibit B, located at the end of the chapter, entitled "Default", dated _____. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

§17-2030-14 Emergency procedure. The facility operator may require participants who have been served a notice of cause, to remain off premises while proceedings are in action:

- (1) If the party involved and their guests pose a threat to the health, safety, and physical well-being of any participant or staff of the homeless facility or to the general public; or
- (2) If the party involved violates the facility operator's house rules and regulations that require immediate eviction. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

SUBCHAPTER 3

HEARINGS PROCEDURE

§17-2030-21 Notice of hearing. Upon receipt of the request for hearing within the time limit set by

the facility operator, the facility operator or hearings officer shall schedule a hearing and shall issue a notice of hearing to the participant or person requesting the hearing that contains, but is not limited to, the time, place, and procedures governing the hearing, a copy of which is attached as Exhibit C, located at the end of the chapter, entitled "Notice of Hearing", dated_____. [Eff _____]
(Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

§17-2030-22 Hearing. (a) The hearing shall be conducted in an informal manner.

(b) Oral and documentary evidence may be received without regard to admissibility under the rules of evidence.

(c) The participant or person who has received a notice of cause shall be afforded a full and fair hearing that provides the basic safeguards of due process which shall include but not be limited to:

- (1) The opportunity to examine all documents, records and rules that are relevant to the notice of cause;
- (2) The right to be represented by counsel at participant's own expense;
- (3) The right to present evidence and to cross examine all witnesses;
- (4) The right to a decision based solely upon the facts presented at the hearing;
- (5) The right to be heard before a person other than the person, or subordinate of that person, who made or approved the decision; and
- (6) The right to receive written notice of the final decision within ten calendar days of the date of hearing.

(d) The facility operator shall appoint either a hearings officer or a hearings panel that shall consist of not less than three persons and shall be selected according to the criteria in section 17-2030-5. [Eff _____] (Auth: HRS §§92-6, 92-16)
(Imp: HRS §§201G-53, 201G-452)

§17-2030-23 Conduct at hearing. The hearings officer may remove any person who disrupts a hearing or continue the hearing. If the party who has received a notice of cause and is removed for disruptive conduct, the hearing may continue and a determination may be made based upon the available evidence presented. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

§17-2030-24 Default. (a) A person who has received a notice of cause fails to appear at a hearing after being duly notified may be found in default, a copy of which is attached as Exhibit B, at the end of the chapter, entitled "Default", dated _____.

(b) For good cause shown, the facility operator or hearings officer may set aside an entry of default. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

§17-2030-25 Decision of hearings officer. (a) If it is proved to the satisfaction of the hearings officer that the facility operator is entitled to evict from a dwelling unit or to bar from further participation in a homeless facility the participant who received a notice of cause, then the hearings officer shall prepare a written decision together with the reasons therefor. A copy of the decision shall be sent to the participant who received a notice of cause, a copy of which is attached as Exhibit D, at the end of the chapter, entitled "Notice of Decision", dated _____.

(b) The hearings officer may require that the facility operator set a maximum length of time in which the participant may be barred from participation in the homeless facility according to their written policies.

(c) The hearings officer may change the eviction date or bar to participation date given the outcome of the hearing. [Eff] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

§17-2030-26 Appeals. An appeal of the decision of the hearings officer may be taken to the corporation as provided in chapter 17-2029. [Eff] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

§17-2030-27 Waiver of procedure. Upon agreement of the parties, any procedure in a hearing may be modified or waived and an informal disposition may be made of any case by agreed settlement or consent order. [Eff] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

§17-2030-28 Records. (a) The facility operator shall maintain written summaries of all hearings. Neither a full transcript nor recording of the hearing shall be required.

(b) All records of a hearing shall be confidential and released only at the direction of the hearings officer or by judicial order. [Eff] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

SUBCHAPTER 4

REMEDIES

§17-2030-31 Writ of possession. (a) If the hearings officer finds in the written decision that the facility operator is entitled to evict a participant and to take possession of a dwelling unit in a homeless facility, then the hearings officer,

with concurrence of the corporation, may issue a writ of possession a copy of which is attached as Exhibit E, at the end of the chapter, entitled "Writ of Possession", dated _____.

(b) The facility operator, together with the corporation, may issue a writ of possession subsequent to issuance of a notice of cause and prior to the completion of any hearing proceeding, if the party involved poses a threat to the health and safety, and physical well-being of any participant or staff of the homeless facility or to the general public.

(c) The enforcement of a writ of possession shall be effected by a law enforcement officer of the State or any county, whose duty shall be to enforce the writ.

(d) The person enforcing the writ shall remove the participant from the premises, and put the facility operator or certain occupant(s) of the dwelling unit, as specified in the writ, in full possession thereof. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS §§201G-452, 201G-458)

§17-2030-32 Disposition of evicted person's possessions. (a) When a participant who is being evicted leaves personal property within the premises, the personal property of the participant against whom the writ is entered, and those of any persons using the premises incident to the participant's holding, may be removed by the facility operator.

(b) If the facility operator, in good faith, determines the personal property to be of value, the facility operator may sell such personal property, in a commercially reasonable manner, or donate the personal property to a charitable organization. The proceeds of the sale of personal property shall, after deduction of costs of removing the personal property, of storage and sale of the personal property, be held in trust for the participant being evicted for thirty calendar days, after which time the proceeds shall be forfeited to the facility operator.

(c) If the facility operator determines the personal property to be of no value, the facility operator may dispose of such personal property at their discretion without liability to the corporation or facility operator. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-458)

SUBCHAPTER 5

MISCELLANEOUS PROVISIONS

§17-2030-41 Severability. If any part, section, sentence, clause, or phrase of this chapter, or its application to any person or transaction or other circumstances is for any reason held to be unconstitutional or invalid, the remaining parts, sections, sentences, clauses, and phrases of this chapter, or the applications of this chapter to other persons or transactions or circumstances shall not be affected. [Eff _____] (Auth: HRS §201G-452(b)) (Imp: HRS §201G-452)

"Notice of Cause"

In the Matter)
of)
(name))
_____)
)

No. _____

_____ (facility operator) hereby
gives notice to _____ (name),
hereinafter referred to as "you", that the
_____ (facility operator) will take the
following actions:

- () Evict you from _____ (address) .
The _____ (facility operator) is
requesting a writ of possession be issued to
remove you from the premises if you do not
vacate the premises.
- () Bar you from further participation at
_____ (homeless facility) for _____ (period of time).
The effective date of this action will be
(date) at (time).

IF YOU DO NOT AGREE WITH THIS ACTION, YOU HAVE
THE RIGHT TO REQUEST A HEARING BEFORE A HEARINGS

STATE OF HAWAII

In the Matter)
of) No. _____
)
(name))
_____)
_____)

This matter having come before _____ (facility operator or
hearings officer) _____ and _____ (name) _____ having been found in default
for:

-

"Notice of Hearing"
STATE OF HAWAII
(facility operator)

NOTICE OF HEARING

"Notice of Decision"

No. _____

DECISION

The hearings officer is making this decision for the following reason(s):

IF YOU DO NOT AGREE WITH THIS DECISION, YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO THE HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII IN WRITING WITHIN TEN DAYS OF THIS DECISION AS PROVIDED IN CHAPTER 17-2029, HAWAII ADMINISTRATIVE RULES. THE WRITTEN REQUEST SHALL SPECIFY THE GROUNDS FOR THE REQUEST FOR HEARING AND THE ACTION OR RELIEF SOUGHT. HEARINGS BEFORE THE CORPORATION MAY BE CONDUCTED AS PUBLIC HEARINGS. THIS APPEAL PROCESS DOES NOT ALTER THE ACTION IN THIS DECISION, INCLUDING VACATING THE PREMISES OF THIS HOMELESS FACILITY.

DATE: _____ (city, state) _____, _____ (date) _____.

Hearings Officer

EXHIBIT E
"Writ of Possession"

STATE OF HAWAII
(facility operator)

In the Matter)	
of)	No. _____
)	
(name))	
_____)	
_____)	

WRIT OF POSSESSION

TO: Any police officer or law enforcement officer of the state or any county.

_____ (facility operator) and the Housing and Community Development Corporation of Hawaii made a decision against _____ (name) for possession of the dwelling unit at _____ (address) _____.

NOW, YOU ARE COMMANDED TO:

() REMOVE _____ (name) and all persons holding under or through him/her from the unit, including his/her personal belongings and properties needed or desired, and put _____ (facility operator) in full possession thereof, pursuant to chapter 201G-458, Hawaii Revised Statutes.

() REMOVE _____ (name) from the unit, and put the occupant(s) of the unit, _____ (names) in full possession of the

unit pursuant to chapter 201G-458, Hawaii
Revised Statutes.

DATE WRIT EFFECTIVE: _____ date and time)

DATED: _____ (city, state) _____, _____ (date) _____.

Hearings Officer or
Facility Operator

Housing and Community Development
Corporation of Hawaii

DEPARTMENT OF HUMAN SERVICES

The repeal of Chapter 15-192 and the adoption of Chapter 17-2030, Hawaii Administrative Rules, on the Summary Page dated _____, was adopted on _____, following public hearings held on _____, after public notice was given in the Honolulu Star-Bulletin, The Garden Isle, The Maui Times, West Hawaii Today, and the Hawaii Herald-Tribune newspapers on _____.

The repeal and adoption shall take effect ten days after filing with the Office of the Lieutenant Governor.

CHARLES A. STED, Chairperson
Housing and Community
Development Corporation
of Hawaii

THEODORE E. LIU
Director of Business,
Economic Development and
Tourism

APPROVED AS TO FORM:

Deputy Attorney General

LINDA LINGLE
Governor
State of Hawaii
Date: _____

Filed

DEPARTMENT OF HUMAN SERVICES

Repeal of Chapter 15-192 and
Adoption of Chapter 17-2030
Hawaii Administrative Rules

_____, 2004

1. Chapter 192 of Title 15, Hawaii
Administrative Rules is repealed.

2. Chapter 2030 of Title 17, Hawaii
Administrative Rules, entitled "Eviction and Bar to
Participation Procedure for Homeless Facilities" is
adopted to read as follows: